

**Certificate of Notice Page 1 of 3**  
United States Bankruptcy Court  
Eastern District of Pennsylvania

In re:  
Brian Nelson  
Debtor

Case No. 16-18179-amc  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: Stacey  
Form ID: pdf900

Page 1 of 1  
Total Noticed: 4

Date Rcvd: Apr 12, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 14, 2017.

db +Brian Nelson, 3 Strawberry Lane, Lancaster, PA 17602-1636

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
smg E-mail/Text: bankruptcy@phila.gov Apr 13 2017 01:16:17 City of Philadelphia,

City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept, 1515 Arch Street 15th Floor,  
Philadelphia, PA 19102-1595

smg E-mail/Text: RVSVCBICNOTICE1@state.pa.us Apr 13 2017 01:15:53

Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946,  
Harrisburg, PA 17128-0946

smg +E-mail/Text: usapae.bankruptcynotices@usdoj.gov Apr 13 2017 01:16:13 U.S. Attorney Office,  
c/o Virginia Powel, Esq., Room 1250, 615 Chestnut Street, Philadelphia, PA 19106-4404

TOTAL: 3

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Apr 14, 2017

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 12, 2017 at the address(es) listed below:

ALAINE V. GRBACH on behalf of Debtor Brian Nelson avgrbach@aol.com

BRIAN CRAIG NICHOLAS on behalf of Creditor Morgan Stanley Mortgage Loan Trust 2007-8XS, U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank bnicholas@kmlawgroup.com, bkgroup@kmlawgroup.com

KERI P EBECK on behalf of Creditor Citizens Bank, N.A. kebeck@weltman.com, jbluemle@weltman.com

MATTEO SAMUEL WEINER on behalf of Creditor Morgan Stanley Mortgage Loan Trust 2007-8XS, U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank bkgroup@kmlawgroup.com

THOMAS YOUNG.HAE SONG on behalf of Creditor Wells Fargo Bank, NA pa.bkecf@fedphe.com

THOMAS YOUNG.HAE SONG on behalf of Creditor HSBC Bank USA, N.A. et al pa.bkecf@fedphe.com  
United States Trustee USTPRegion03.PH.ECF@usdoj.gov

WILLIAM C. MILLER ecfemails@ph13trustee.com, philaecf@gmail.com

TOTAL: 8

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA (PHILADELPHIA)**

**IN RE:**

**BRIAN NELSON**

**BK. No. 16-18179-amc**

**Debtor**

**Chapter No. 13**

**HSBC BANK USA, NATIONAL ASSOCIATION  
AS TRUSTEE FOR WELLS FARGO ASSET  
SECURITIES CORPORATION, MORTGAGE  
ASSET-BACKED PASS-THROUGH  
CERTIFICATES SERIES 2007-PA2**

**11 U.S.C. §362**

**Movant**

**v.**

**BRIAN NELSON**

**And**

**WILLIAM C. MILLER (TRUSTEE)**

**Respondents**

**ORDER MODIFYING §362 AUTOMATIC STAY**

**AND NOW**, this 11th day of April, 2017, at **PHILADELPHIA**, upon Motion of **HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-PA2** (Movant), it is:

**ORDERED AND DECREED:** that Movant shall be permitted to reasonably communicate with the Debtor(s) and Debtor's counsel to the extent necessary to comply with applicable non-bankruptcy law; and it is further;

**ORDERED** that Relief from the Automatic stay of all proceedings, as provided under 11 U.S.C. §362 is granted with respect to, 54 S. FRANKLIN STREET LANCASTER, PA 17602 NKA 54 S FRANKLIN STREET, LANCASTER, PA 17602-3777, (hereinafter the Premises) (as more fully set forth in the legal description attached to the Mortgage of record granted against the Premises), as to allow Movant, its successors or assignees, to proceed with its rights under the terms of said Mortgage; and it is further;

**ORDERED** that Rule 4001(a)(3) is not applicable and **HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-PA2** may immediately enforce and implement this Order granting Relief from the Automatic Stay; and it is further;

**ORDERED** that FEDERAL RULE OF BANKRUPTCY PROCEDURE 3002.1 is no longer applicable to Movant, its successors or assignees.



ASHELY M. CHAN, BANKRUPTCY JUDGE

WILLIAM C. MILLER (TRUSTEE)  
CHAPTER 13 TRUSTEE  
1234 MARKET STREET  
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PHILADELPHIA, PA 19107

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UNITED STATES TRUSTEE  
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SUITE 500  
PHILADELPHIA, PA 19107

BRIAN NELSON  
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NKA 54 S FRANKLIN STREET  
LANCASTER, PA 17602-3777

BRIAN NELSON  
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